

PUBLIC HEARING – Amending the Orem General Plan by adopting the proposed Southwest Area Annexation Land Use Plan, amending Section 22-5-3(A) and the zoning map of the City of Orem by applying the OS-5 zone on approximately 184 acres located generally between 1600 South Geneva Road to 2000 South and from 1000 West to 1200 West.

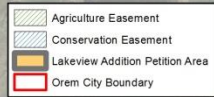
Background

- Petition to annex of 227.59 acres from Utah County into Orem City;
- Considering three land use plan options: Option A (Medium Density), Option B (Light Industrial), and Option C (Light Industrial/Low Density)
- Infrastructure for all development is provided by the property owner/developer and through impact fees paid by developers.
- The City Council must apply a general plan land use designation prior to applying a zone.

City of Orem Southwest Annexation Area Easement Areas



Agriculture Easement



Geneva Road

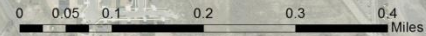
Lakeview Addition to Orem City
Annexation Petition Area

227.59 acres

Conservation Easement

Conservation Easement

2000 South

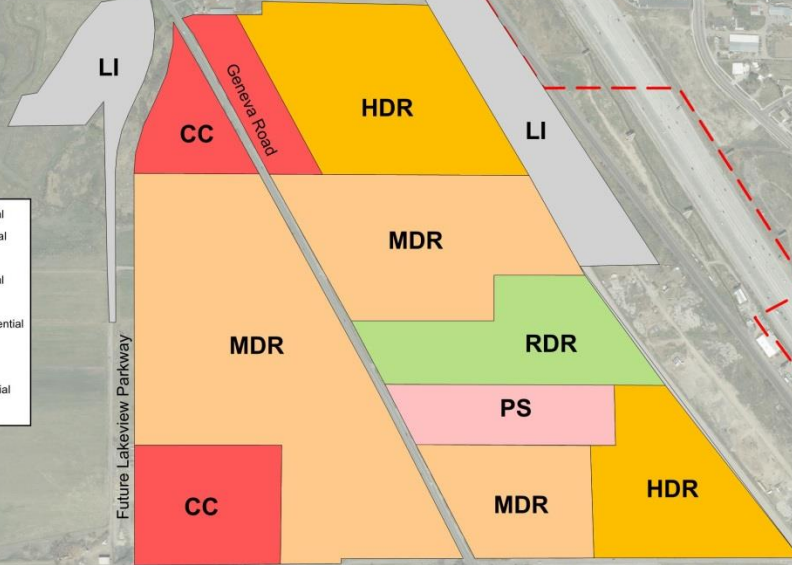


City of Orem

Lakeview Addition to Orem City Land Use Plan

Option A: Medium Density

Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	26	4	104
MDR	Medium Density Residential	88	8	704
HDR	High Density Residential	42	10	420
PS	Public Services	9	8	72
CC	Commercial	26	8	208
RDR	Rural Density Residential	16	0	0
Totals		207	7.3	1508



City of Orem Lakeview Addition to Orem City Land Use Plan Option B: Industrial Land Use

Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	169	4	676
PS	Public Services	9	8	72
CC	Commercial	13	8	104
RDR	Rural Density Residential	16	0	0
Totals		207	4.1	852



LI
Future Lakeview Parkway

Geneva Road

CC

LI

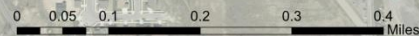
LI

RDR

PS

LI

2000 South



City of Orem Lakeview Addition to Orem City Land Use Plan Option C: Low Density

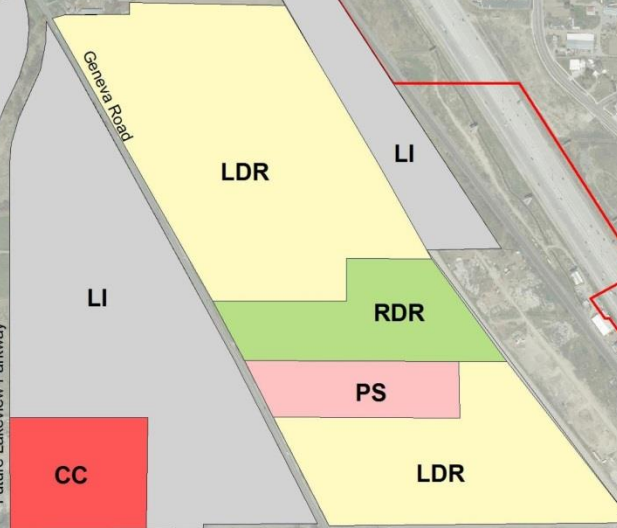
Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	85	4	340
LDR	Low Density Residential	84	4	336
PS	Public Services	9	8	72
CC	Commercial	13	8	104
RDR	Rural Density Residential	16	0	0
Totals		207	4.1	852

Community Commercial
High Density Residential
Industrial
Low Density Residential
Light Industrial
Medium Density Residential
Professional Services
Regional Commercial
Rural Density Residential
Orem City Boundary

LI

Future Lakeview Parkway

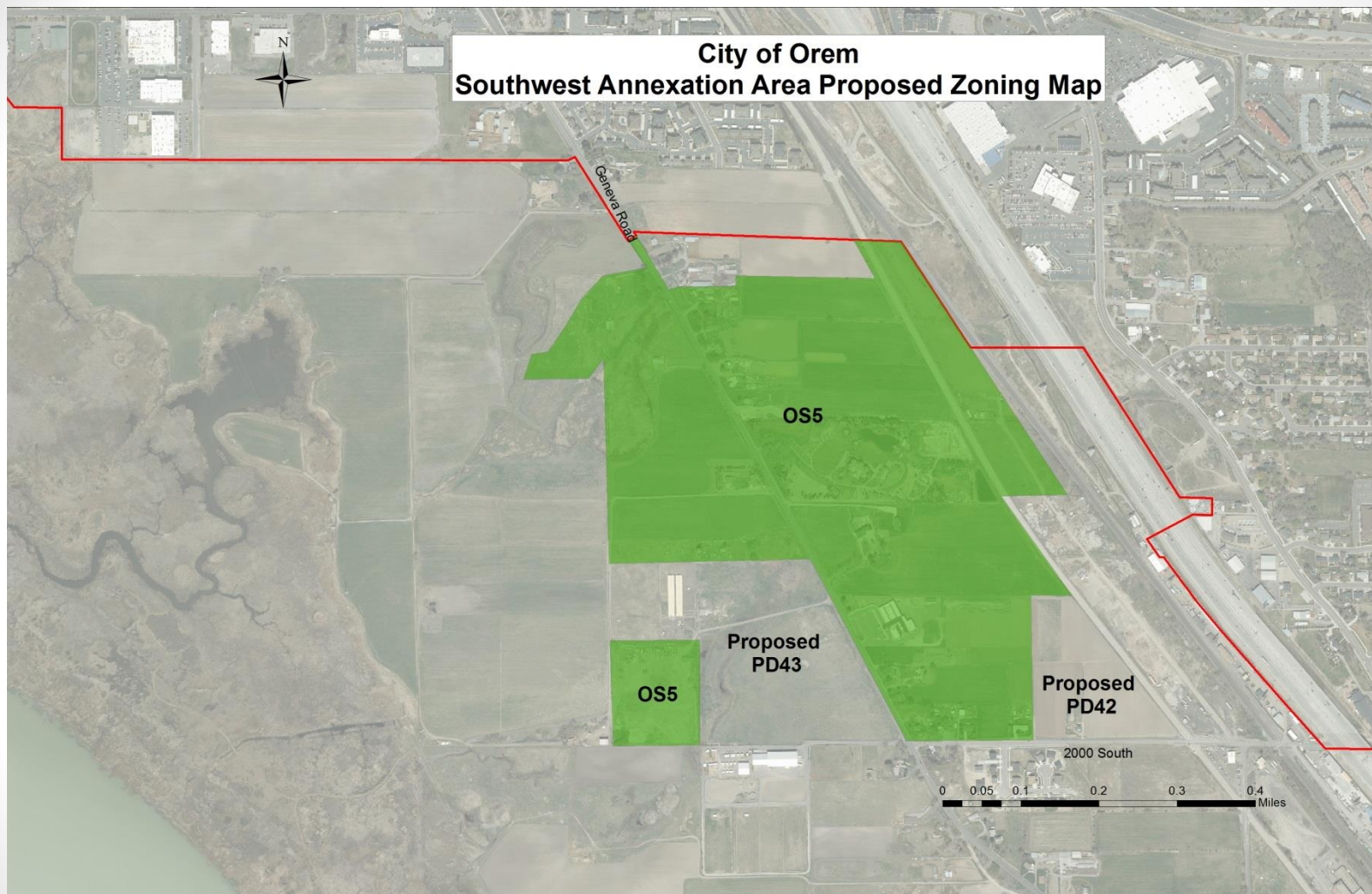
Genevra Road



2000 South

0 0.05 0.1 0.2 0.3 0.4 Miles

City of Orem Southwest Annexation Area Proposed Zoning Map



City of Orem Lakeview Addition to Orem City Proposed Holding Zone Map

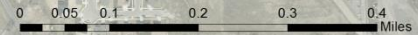


OS5 Holding Zone
Orem City Boundary

Genevra Road

OS5

2000 South



Advantages

- Area previously identified for annexation in General Plan;
- Potential future expansion of the business park and retail sales associated with growth in the area and the Lakeview Parkway;
- Infrastructure development provided through impact fees paid by developers.

Disadvantages

- Conservation/Agriculture Protection areas make comprehensive planning more difficult;
- Potential traffic concerns on existing right of ways, including: Geneva Road, 2000 South, and Sandhill Road;
- Promoting high density development in far corners of the city away from future service connections;
- Promoting residential development may hamper expansion of the business park.



City of Orem Southwest Area Impact Fees Study Area



Agriculture Easement

Geneva Road

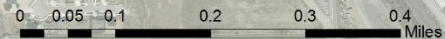
Future Lakeview Parkway

Conservation Easement

Conservation Easement

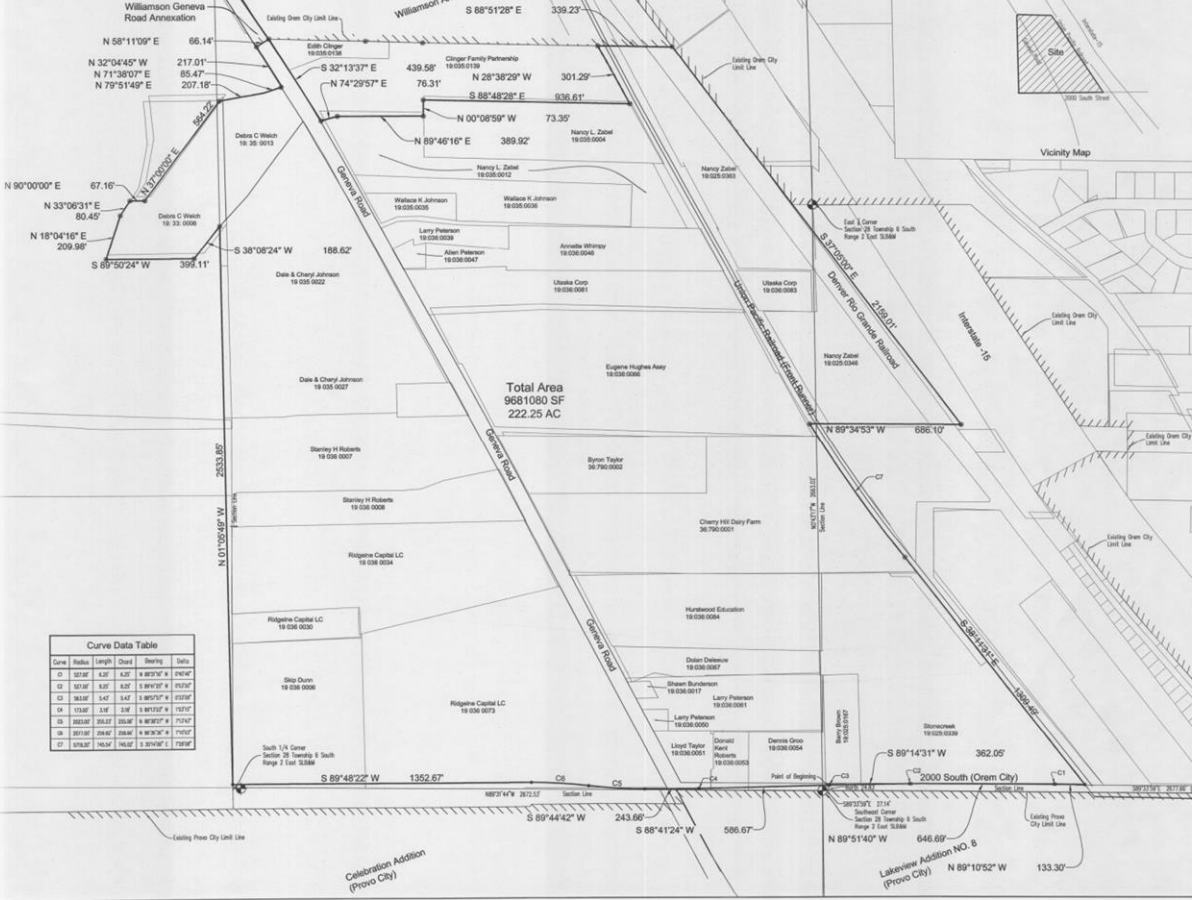


2000 South





NORTH
1" = 200



Surveyor's Certificate

I hereby certify that this is a true and accurate map of the tract of land to be annexed to Glen County, Utah.

Boundary Description

[illegible]

Acceptance by Legislative Body

We, the duly elected council of the City of Green, Utah have received a request to initiate proceedings for annexation of the tract of land shown herein, which tract contains a portion of an existing island within or contiguous to the city, and do hereby certify: (1) The council has adopted a resolution to initiate the process of the tract, precedent notice and public hearings of the petition and others as providing for the annexation of the tract to the city; (2) in accordance with the provisions of Utah Code as amended, as amended and (3) that the council does hereby approve and accept the use of the tract of land shown herein as part of Green City, to be known as the Likewise Addition to Green City, _____ day of _____, A.D. 2014

Acceptance by Utah County Surveyor

This plot has been reviewed by the County Surveyor and is hereby certified as a final plot, pursuant to Code annotated 17-23-20 as amended.

Annexation Plat

Lakeview Addition to Orem City

Utah County, Utah
Scale: 1" = 200 Feet

Utah County Recorders Data

RECEIVED

JUL 28 2005

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

City of Orem Southwest Area Annexation Land Use Plan



Zone	Acres	Units/Acre	Potential Units (ERUs)
LI	123.5	4	494
MDR	88	8	704
HDR	42.13	10	421
PS	9.5	8	76
CC	26	8	208
RDR	16	0	0
Agriculture Easement	112	0	0
Conservation Easement	50	0	0
Totals	467.13		1903

Agriculture Easement

Conservation Easement

Future Lakeview Parkway

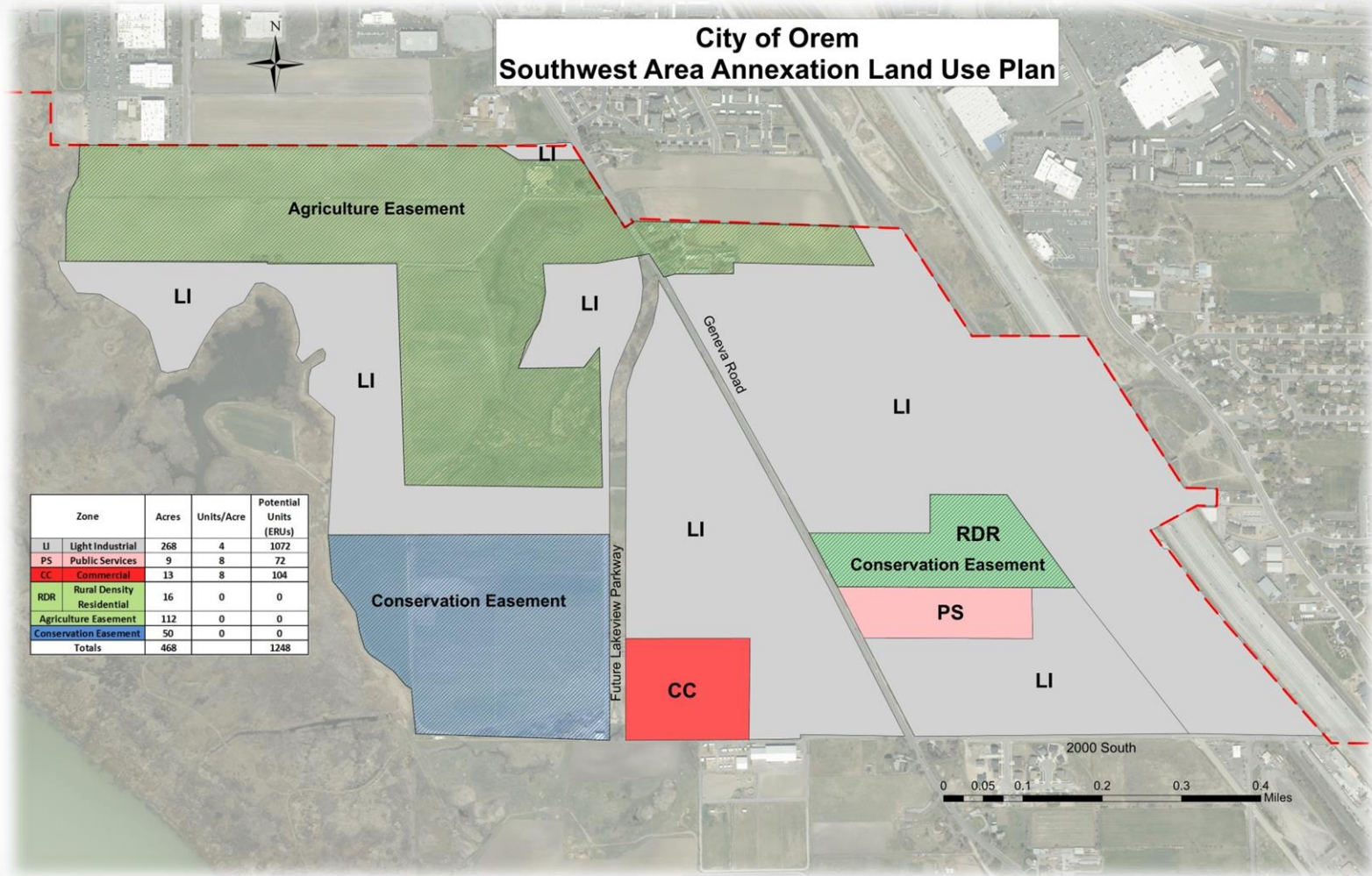
Geneva Road

2000 South

0 0.05 0.1 0.2 0.3 0.4 Miles

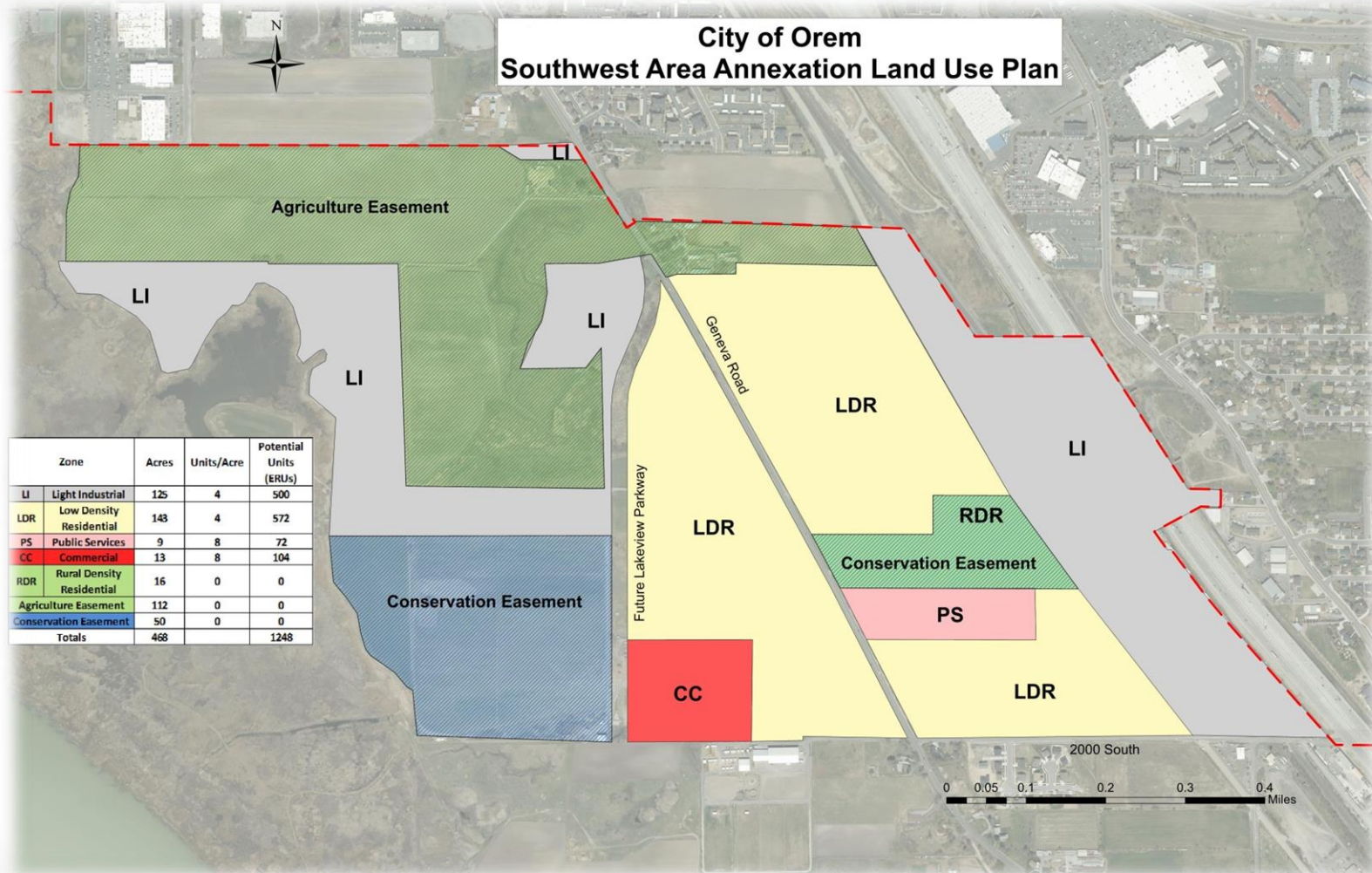
City of Orem Southwest Area Annexation Land Use Plan

Zone	Acres	Units/Acre	Potential Units (ERUs)
LI Light Industrial	268	4	1072
PS Public Services	9	8	72
CC Commercial	13	8	104
RDR Rural Density Residential	16	0	0
Agriculture Easement	112	0	0
Conservation Easement	50	0	0
Totals	468		1248



City of Orem Southwest Area Annexation Land Use Plan

Zone	Acres	Units/Acre	Potential Units (ERUs)
LI Light Industrial	125	4	500
LDR Low Density Residential	143	4	572
PS Public Services	9	8	72
CC Commercial	13	8	104
RDR Rural Density Residential	16	0	0
Agriculture Easement	112	0	0
Conservation Easement	50	0	0
Totals	468		1248



City of Orem

Lakeview Addition to Orem City Petition Signors



Petition Requirements		
Category	State Code	Lakeview Petition
Property Acreage	51%	77%
Property Value	33%	48%

Geneva Road

Debby Welch

Nancy Zabel

Wallace Johnson

Larry Peterson

Allen Peterson

Union Pacific Railroad Denver Rio Grande Railroad

Annette Whimpy

Dale & Cheryl Johnson

Utaska Corp

Utaska Corp

Dale & Cheryl Johnson

Eugene Hughes Asay

Nancy Zabel

Stanley Roberts

Byron Taylor

Stanley Roberts

Cherry Hill Dairy Farm

Hurstwood Education

Ridgeline Capital LC

Dolan Deleuw

Stonecreek

Skip Dunn Investments

Shawn Bunderson

Larry Peterson

Larry Peterson

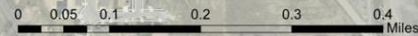
Barry Brown

Lloyd Taylor

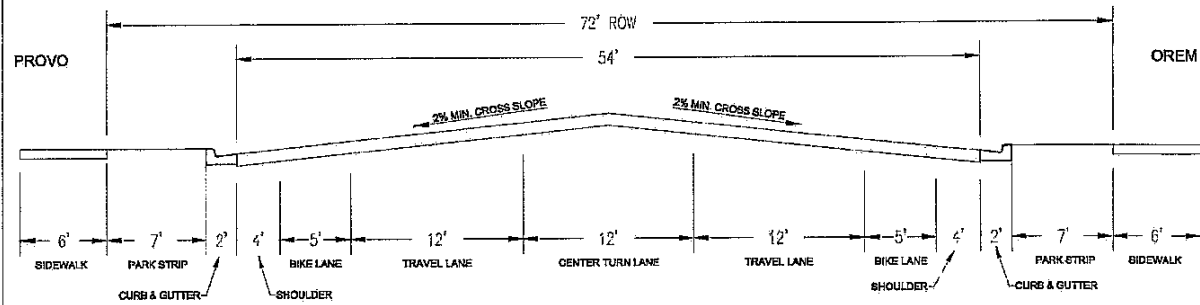
Donald Kent Roberts

Dennis Groo

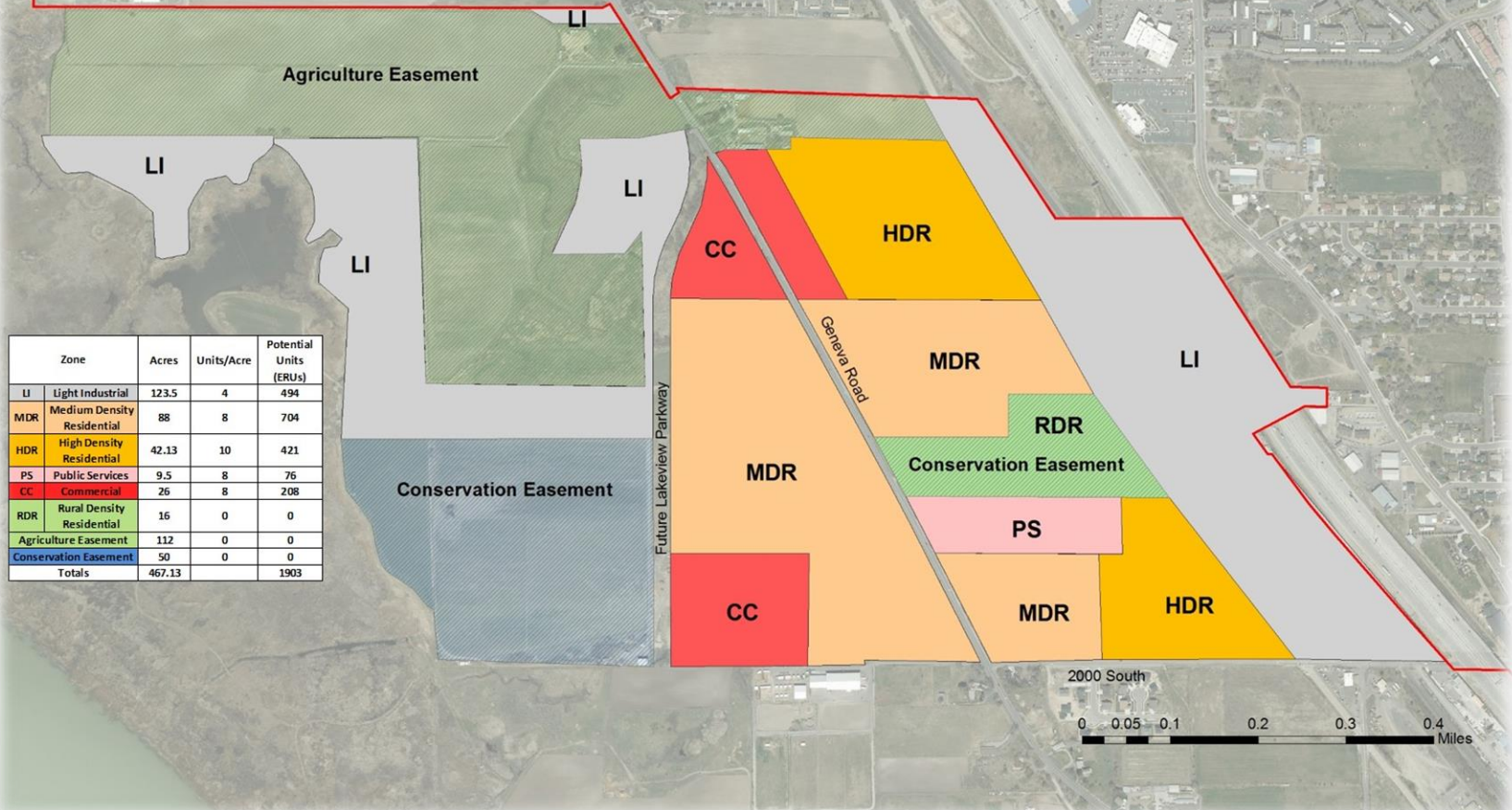
2000 South



2000 STREET



City of Orem Southwest Area Annexation Land Use Plan



Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	123.5	4	494
MDR	Medium Density Residential	88	8	704
HDR	High Density Residential	42.13	10	421
PS	Public Services	9.5	8	76
CC	Commercial	26	8	208
RDR	Rural Density Residential	16	0	0
	Agriculture Easement	112	0	0
	Conservation Easement	50	0	0
Totals		467.13		1903



City of Orem Lakeview Addition to Orem City Annexation Land Use Plan

City Boundary



 Lakeview Addition Area

2000 South

0 0.05 0.1 0.2 0.3 0.4
Miles

City of Orem Lakeview Addition to Orem City Holding Zone Map



Agriculture Easement

OS5


Future Lakeview Parkway

Conservation Easement

Conservation Easement


PD-43


PD-42

 Lakeview Addition Annexation Area


 Orem City Boundary


Conservation Easements

 Agriculture Easement

 Conservation Easement

Zoning

 OS5

 PD42

 PD43

2000 South

0 0.05 0.1 0.2 0.3 0.4
Miles